

Offer of Irrevocable Dedication

AGREEMENT made this _____ day of _____, 20__, by and between _____ and _____, having its office and place of business at _____, herein designated as Developer, and _____ Township / Borough having its principle office at _____, hereinafter designated as _____ Township / Borough,

WHEREAS, the Bradford County Planning Commission is in the process of approving a subdivision/land development plat entitled _____, dated _____, made by _____, and

WHEREAS, said map designates certain public improvements consisting of _____

to be dedicated to the local government free and clear of all encumbrances and liens, pursuant to the regulations and requirements of _____ Township / Borough, and

WHEREAS, the developer, simultaneously herewith shall post a Performance Bond with the municipality for the construction, maintenance, and dedication of said improvements in the amount of 15% of the construction costs to the developer for a term of *18 months*, and

WHEREAS, the developer is desirous of offering for dedication the said improvements and/or land to the Township/Borough more particularly described in Schedule _____ attached hereto, and

WHEREAS, the developer has delivered deeds of conveyance to _____ Township/Borough for the said land and improvements as described herein,

NOW, THEREFORE, in consideration of the sum of \$1.00 lawful currency of the United States of America paid by the local government to the developer and other good and valuable consideration, it is mutually **AGREED** as follows:

- (1) The developer herewith delivers to _____ Township/Borough deeds of conveyance for the premises described in Schedule _____ attached hereto, said be held _____ Township/Borough until the acceptance or rejection of such offer of dedication by the Governing Body.
- (2) The developer agrees that said formal offer of dedication is irrevocable and cannot be accepted by _____ Township/Borough at any time.
- (3) The developer agrees to complete the construction and maintenance of the land an improvement pursuant to the Performance Bond and the requirements of the County Planning Commission, of the _____ Township/Borough Planning Commission (if applicable) and any ordinance, regulations, requirements, covenants, and



agreements that may be imposed by _____ Township/Borough with respect thereto and upon acceptance by _____ Township/Borough. With the offer of dedication, the developer/owner shall furnish to the local government a title insurance policy issued by a licensed title insurance company authorized to do business in the Commonwealth of Pennsylvania in a minimum amount of \$_____, certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the local government a check for all necessary fees and taxes to record the deeds hereto delivered.

(4) That this irrevocable offer of dedication shall run with the land and shall be binding on all assigns, grantees, successors, or heirs of the developer.

(SEAL)

Attest:

Township/Borough

By: _____

(Recorder of Deeds)

Developer/Owner

Developer/Owner

Date

Commonwealth of Pennsylvania
County of Bradford

On this, the ____ day of _____, 20__, before me personally came _____, to me known, who being by me duly sworn, did depose and say that he/she is the individual described in and who executed the foregoing instrument, and he/she duly acknowledge to be that he/she executed the same.

Notary Public

Commonwealth of Pennsylvania
County of Bradford

On this, the ____ day of _____, 20__, before me personally came _____, to me known, who being by me duly sworn, did depose and say that he/she is the individual described in and who executed the foregoing instrument, and he/she duly acknowledge to be that he/she executed the same.

Notary Public

